



# BOARD OF ZONING ADJUSTMENTS

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Draft Agenda

October 12, 2015

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## **MEETING INFORMATION**

### Location

#### **City Council Chambers**

1<sup>st</sup> Floor, City Hall  
1300 Perdido Street  
New Orleans, Louisiana

### Time

10:00 a.m.  
*Decision Appeals are heard  
after 1 p.m.*

### Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Thomas McCall Screen

Jaime Ramiro Diaz

Alfonso Gonzalez II

Myra Bercy

Mary Harper Malone

The general public cannot speak  
with the members personally.

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The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **October 22, 2015**.

### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

### Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

## **This is the Draft Agenda**

**Should you wish to view an application you may do so online at [onestopapp.nola.gov](http://onestopapp.nola.gov).** The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

e-mail – [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or the planner listed on the agenda  
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112  
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

- A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. Consideration – Changes to BZA Rules, Policies, & Procedures
- C. BZA Dockets – Former Comprehensive Zoning Ordinance<sup>1</sup> - Unfinished Business

**ITEM 1 – Docket Number: 081-15**

**Applicant or Agent:** 515 Toulouse, L.L.C., Harry Baker Smith Architects II  
**Property Location:** 515-531 Toulouse St., 516-520 Wilkinson St. **Zip:** 70130  
**Bounding Streets:** Toulouse St., Decatur St., Chartres St., & Wilkinson St.  
**Former Zoning:** VCC-2 Vieux Carré Commercial District  
**Current Zoning:** VCC-2 Vieux Carré Commercial District  
**Historic District:** N/A **Planning District:** 1b  
**Existing Use:** Vacant Mixed-Use **Square Number:** 26  
**Proposed Use:** Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the former Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of an existing building to a mixed-use structure with excessive height and with insufficient minimum lot area per dwelling unit.

**Requested Waivers:**

**Section 8.5.7 (Table 8.D) – Maximum Height**

Required: 50 feet      Provided: 55 feet      Waiver: 5 feet

**Section 8.5.7 (Table 8.D) – Minimum Lot Area per Dwelling Unit**

Required 800 sq. ft.      Provided: 593 sq. ft.      Waiver: 207 sq. ft. (for 516 Wilkinson)

**Section 8.5.7 (Table 8.D) – Minimum Lot Area per Dwelling Unit**

Required 800 sq. ft.      Provided: 685 sq. ft.      Waiver: 115 sq. ft. (for 515 Toulouse)



<sup>1</sup> The former Comprehensive Zoning Ordinance (CZO) was rendered ineffective as of August 12, 2015 with the adoption of a new Comprehensive Zoning Ordinance (CZO), however complete building applications prior to the adoption of the new CZO require zoning review and regulation under the former CZO.

**ITEM 2 – Docket Number: 127-15**

**Applicant or Agent:** Harry Baker Smith Architects, Donna W. Levin  
**Property Location:** 917 Conti Street **Zip:** 70112  
**Bounding Streets:** Conti St., Burgundy St., St. Louis St., & Dauphine St.  
**Former Zoning:** VCR-1 Vieux Carré Residential District  
**Current Zoning:** VCR-1 Vieux Carré Residential District  
**Historic District:** N/A **Planning District:** 1b  
**Existing Use:** Museum **Square Number:** 91  
**Proposed Use:** Multiple-Family Residential (16 units) **Lot Number:** D22, 23 & 24  
**Project Planner:** Brittany B DesRocher, Dubravka Gilic (bbdesrocher@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 8, Section 8.2.7 (Table 8.A) of the former Comprehensive Zoning Ordinance.

**Request:** This request is to permit the conversion of a museum into sixteen (16) dwelling units with insufficient minimum lot area per dwelling unit.

**Requested Waiver:****Section 8.2.7 (Table 8A) – Minimum Lot Area per Dwelling Unit**

Required: 14,400 sq. ft. Provided: 12,055 sq. ft. Waiver: 2,345

**ITEM 3 – Docket Number: 131-15**

**Applicant or Agent:** Arica Pittman Smith  
**Property Location:** 4939 S. Galvez Street **Zip:** 70125  
**Bounding Streets:** S. Galvez St., Upperline St., S. Miro St. & Robert St.  
**Former Zoning:** RD-2 Two-Family Residential District  
**Current Zoning:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 743  
**Proposed Use:** Single-Family Residence **Lot Number:** L  
**Project Planner:** Stosh Kozlowski (sakozlowski@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.3(5) of the former Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a circular drive with one (1) parking space in the required corner/front yard area, and excessive paving of the required corner/front yard area. **(AFTER THE FACT)**

**Requested Waiver:****Section 15.2.3(5) – Circular Drive Standards**

Required: Circular Driveway Not Permitted

Provided: Circular Driveway

Waiver: Circular Driveway



**ITEM 4 – Docket Number: 157-15**

**Applicant or Agent:** Lawrence J. Springer, John F. Wheelock, Jr. and Melissa G. Wheelock  
**Property Location:** 2031 State Street **Zip:** 70118  
**Bounding Streets:** State St., Feret St., Richmond Pl., & Loyola Av.  
**Former Zoning:** RS-2 Single-Family Residential District  
**Current Zoning:** HU-RS Historic Urban Single-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** Bloomingdale  
**Proposed Use:** Single-Family Residence **Lot Number:** B  
**Project Planner:** Danica Adams (dcadams@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the former Comprehensive Zoning Ordinance.

**Request:** This request is to permit two (2) parking spaces in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 15.2.3 – Parking in Front Yards**

Required: 0 Spaces      Provided: 2 Spaces      Waiver: 2 Spaces

**Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas**

Required: ≤ 40%      Provided: 55% (845.78 sq. ft.)      Waiver: 15% (232 sq. ft.)



**ITEM 5 – Docket Number: 166-15**

**Applicant or Agent:** Emily Flagler, Allison Abel  
**Property Location:** 1228 Annunciation Street **Zip:** 70130  
**Bounding Streets:** Annunciation St., Erato St., St. Thomas St., & Thalia St.  
**Former Zoning:** B-1A Neighborhood Business District  
**Current Zoning:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Lower Garden District **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 100  
**Proposed Use:** Two-Family Residence **Lot Number:** 5  
**Project Planner:** Sabine Lebailleux (selebailleux@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the former Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family residence with insufficient off-street parking.

**Requested Waivers:**

**Section 15.2.1 (Table 15.A) - Off-Street Parking Regulations**

Required: 2 spaces      Provided: 0 spaces      Waiver: 2 spaces



**ITEM 6 – Docket Number: 167-15**

**Applicant or Agent:** Victoria J. Mushatt, Rannie Mushatt  
**Property Location:** 637 South Rocheblave Street **Zip:** 70119  
**Bounding Streets:** S. Rocheblave St., Perdido St., S. Dorgenois St., & Gravier St.  
**Former Zoning:** RD-3 Two-Family Residential District  
**Current Zoning:** MU-2 High Intensity Mixed-Use District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 575  
**Proposed Use:** Two-Family Residence **Lot Number:** 13  
**Project Planner:** Tyler Antrup (tjantrup@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the former Comprehensive Zoning Ordinance.

**Request:** This request is to allow for the construction of a two-family residence with no off-street parking spaces.

**Requested Waiver:**

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 2 Spaces      Provided: 0 Space      Waiver: 2 Spaces



**D. BZA Dockets – Former Comprehensive Zoning Ordinance - New Business**

**ITEM 7 – Docket Number: 168-15**

**Applicant or Agent:** Jabbar Rodney  
**Property Location:** 1800 Iberville Street **Zip:** 70112  
**Bounding Streets:** Iberville St., Canal St., Derbigny St., and Roman St.  
**Former Zoning:** C-1A General Commercial District  
**Current Zoning:** HU-RD2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 217  
**Proposed Use:** Mixed-Use Commercial **Lot Number:** 6  
**Project Planner:** Nicolette P. Jones (nipjones@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 5, Section 5.8.7 (Table 5.H) and Article 15, Section 15.2.1 (Table 15.A) and Section 15.3 (Table 15.G) of the former Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a commercial building with insufficient setback of a corner lot, insufficient parking and insufficient loading.

**Requested Waivers:**

**Section 5.8.7 (Table 5.H) – Corner Side Yard Depth**

Permitted: 5'      Provided: 0'      Waiver: 5'

**Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations**

Required: 8 Spaces      Provided: 0 Spaces      Waiver: 8 Spaces

**Section 15.3 (Table 15.G) – Off-Street Loading Regulations.**

Permitted: 1 Space      Provided: 0 Spaces      Waiver: 1 Space



**ITEM 8 – Docket Number: 169-15**

**Applicant or Agent:** Magazine Race, LLC  
**Property Location:** 1476 Magazine Street **Zip:** 70130  
**Bounding Streets:** Magazine St., Race St., Constance St., & Euterpe St.  
**Former Zoning:** B-1A Neighborhood Business District  
**Current Zoning:** HU-B1 Neighborhood Business District  
**Historic District:** Lower Garden District **Planning District:** 2  
**Existing Use:** Parking Lot **Square Number:** 144  
**Proposed Use:** Multi-Family Residence **Lot Number:** 1, 2  
**Project Planner:** Laura Banos (lbbanos@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 5, Section 5.5.7 (Table 5.E) of the former Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a multi-family residence with insufficient side yard setback and insufficient rear yard setback.

**Requested Waivers:**

**Section 5.5.7 (Table 5.E) – Side Yard Setback**

Required: 5'                      Provided: 3'-6"                      Waiver: 1'-6"

**Section 5.5.7 (Table 5.E) – Rear Yard Setback**

Required: 20'                      Provided: 0'                      Waiver: 20'



**ITEM 9 – Docket Number: 170-15**

**Applicant or Agent:** Gwendolyn A. Bordenave  
**Property Location:** 301-303 S. Alexander Street **Zip:** 70119  
**Bounding Streets:** S. Alexander St., Murat St., Palmyra St., & Banks St.  
**Former Zoning:** RD-3 Two-Family Residential District  
**Current Zoning:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 804  
**Proposed Use:** Two-Family Residence **Lot Number:** 25  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the former Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a two-family residence with insufficient side yard setback and insufficient rear yard setback.

**Requested Waivers:****Section 4.6.7 (Table 4F) – Side Yard Setback**

Required: 10'      Provided: 2'-6"      Waiver: 7'-6"

**Section 4.6.7 (Table 4F) – Rear Yard Setback**

Required: 20'      Provided: 10'      Waiver: 10'

**ITEM 10 – Docket Number: 171-15**

**Applicant or Agent:** Mary-Jo Webster  
**Property Location:** 1148 Moss Street **Zip:** 70119  
**Bounding Streets:** Moss St., Bell St., Hagan Ave., & St. Philip St.  
**Former Zoning:** RD-2 Two-Family Residential District  
**Current Zoning:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 464  
**Proposed Use:** Single-Family Residence **Lot Number:** 3A  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.6.1 of the former Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a single-family residence with insufficient rear yard depth and excessive fence height.

**Requested Waivers:****Section 4.5.7 (Table 4.E) – Minimum Rear Yard Depth**

Required: 20'      Provided: 14'      Waiver: 6'

**Section 15.6.1 – Fence Height**

Required: 7'      Provided: 10'      Waiver: 3'



**ITEM 11 – Docket Number: 172-15**

**Applicant or Agent:** Patrick O. Davis  
**Property Location:** 4429 Duplessis Street **Zip:** 70122  
**Bounding Streets:** Duplessis St., Jeanne Marie Pl., Owens Blvd., & Harcourt Dr.  
**Former Zoning:** RD-2 Two-Family Residential District  
**Current Zoning:** S-RS Single-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Single-family residence **Square Number:** 8A  
**Proposed Use:** Single-family residence **Lot Number:** 8A  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.2.1 (Table 15.A) of the former Comprehensive Zoning Ordinance.

**Request:** To permit a renovation to a single-family residence with insufficient rear yard depth and insufficient off-street parking.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Minimum Rear Yard Depth**

Required: 20’ Provided: 12’ Waiver: 8’

**Section 15.2.1 (Table 15.A) - Off-Street Parking Regulations**

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space



**ITEM 12 – Docket Number: 173-15**

**Applicant or Agent:** 2223 Carondelet, LLC  
**Property Location:** 2223 Carondelet Street **Zip:** 70113  
**Bounding Streets:** Carondelet St., Jackson Ave., Philip St., & Brainard St.  
**Former Zoning:** RM-4 Multiple-Family Residential District  
**Current Zoning:** HU-RM1 Historic Urban Multi-Family Residential District  
**Historic District:** Garden District **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 243  
**Proposed Use:** Multi-Family Residence **Lot Number:** 15  
**Project Planner:** Brittany B DesRocher (bbdesrocher@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the former Comprehensive Zoning Ordinance.

**Request:** To permit the construction of an 18 unit multi-family residence with insufficient lot area per dwelling unit.

**Requested Waiver:**

**Section 4.5.7 (Table 4.E) – Lot Area Per Dwelling Unit**

Required: 1,000 sq. ft. Provided: 874.3 sq. ft. Waiver: 125.7 sq. ft



**E. BZA Dockets – Current Comprehensive Zoning Ordinance<sup>2</sup> - New Business**

**ITEM 13 – Docket Number: 174-15**

**Applicant or Agent:** Tarun Jolly  
**Property Location:** 3 Audubon Place **Zip:** 70118  
**Bounding Streets:** Audubon Pl., St. Charles Ave., Freret St., & Tulane Univ.  
**Zoning District:** HU-RS Historic Urban Single-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 1  
**Proposed Use:** Single-Family Residence **Lot Number:** 3  
**Project Planner:** Larry Massey (lwmassey@nola.gov)

**Requested Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.N(a) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a fence with excessive height.

**Requested Waiver:**

**Article 21, Section 21.6.N(a)**

Required: 7'                      Provided: 10' (sides) 13' (rear)                      Waiver: 3' (sides) 13' (rear)



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<sup>2</sup> The new Comprehensive Zoning Ordinance became effective August 12, 2015.

**ITEM 14 – Docket Number: 175-15**

**Applicant or Agent:** Michael Hanner  
**Property Location:** 6235-6237 Pasteur Boulevard **Zip:** 70122  
**Bounding Streets:** Pasteur Blvd., New York St., Vermillion Blvd., & Robert E. Lee Blvd.  
**Zoning District:** S-RD Two-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Two-Family Residence **Square Number:** 4  
**Proposed Use:** Two-Family Residence **Lot Number:** 21  
**Project Planner:** Danica Adams (dcadams@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article, 22, Section 22.8.B.1(b) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit (2) off-street parking spaces in a required front yard with excessive impervious surface. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 13.3.A.1 (Table 13-2) - Maximum Impervious Surface - Front Yard**

Permitted: 40%      Provided: 60%      Waiver: 20%

**Section 22.8.B.1(b)- Permitted Vehicle Parking Locations (Residential Uses - Front Yard)**

Required: 0 Spaces      Provided: 2 Spaces      Waiver: 2 Spaces



**ITEM 15 – Docket Number: 176-15**

**Applicant or Agent:** Randy J. Fertel  
**Property Location:** 419 Walnut Street **Zip:** 70118  
**Bounding Streets:** Walnut St., Pitt St., Garfield St., & Audubon Park  
**Zoning District:** HU-RS Historic Urban Single-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 49  
**Proposed Use:** Single-Family Residence **Lot Number:** 2  
**Project Planner:** Sabine Lebailleux (selebailleux@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3 (Table 11-2) of the Comprehensive Zoning Ordinance.

**Request:** To permit the renovation of a porch creating insufficient rear yard depth.

**Requested Waiver:**

**Section 11.3 (Table 11-2) – Minimum Rear Yard Depth**

Permitted: 14'-3"      Provided: 4'-4"      Waiver: 10'-1"



**ITEM 16 – Docket Number: 177-15**

**Applicant or Agent:** Kamal Dali  
**Property Location:** 6186-6188 Bellaire Drive **Zip:** 70124  
**Bounding Streets:** Bellaire Dr., 18th St., 20th St, & 17th St. Canal  
**Zoning District:** S-LRS1 Lakeview Single-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** NA  
**Proposed Use:** Single-Family Residence **Lot Number:** 145, 145A  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.AA.1 of the Comprehensive Zoning Ordinance.

**Request:** To permit the construction of stairs with excessive encroachment in the front yard.

**Requested Waiver:**

**Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Encroachment in the Front Yard)**

Permitted: 6’                      Provided: 8’                      Waiver: 2’



**ITEM 17 – Docket Number: 178-15**

**Applicant or Agent:** Controlled Entropy Rosedale LLC  
**Property Location:** 801 Rosedale Drive **Zip:** 70124  
**Bounding Streets:** Rosedale Dr., Conti St., & Clayton Ave.  
**Zoning District:** S-LB2 Lake Area Neighborhood Business District  
**Overlay District:** GC Greenway Corridor Design Overlay  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Police Station **Square Number:** 240  
**Proposed Use:** Restaurant **Lot Number:** A  
**Project Planner:** Arlen D Brunson (adbrunson@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

**Request:** To permit the use of a restaurant with insufficient off-street parking.

**Requested Waiver:**

**Section 22.4.A (Table 22-1) – Required Off-Street Vehicle Parking Spaces**

Required: 6 Spaces                      Provided: 2 Spaces (3 grandfathered)                      Waiver: 1 Space



**ITEM 18 – Docket Number: 179-15**

**Applicant or Agent:** Derron Myles  
**Property Location:** 1922 Mandeville Street **Zip:** 70117  
**Bounding Streets:** Mandeville St., N. Prieur St., Marigny St., & N. Johnson St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Single-Family Residence **Square Number:** 915  
**Proposed Use:** Single-Family Residence **Lot Number:** A  
**Project Planner:** Valerie McMillan (vamcmillan@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.AA.1 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit stairs to project more than six feet (6') into the required front yard area.

**Requested Waiver:**

**Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Encroachment in the Front Yard)**

Permitted: 6'                      Provided: 9'                      Waiver: 3'



**ITEM 19 – Docket Number: 180-15**

**Applicant or Agent:** Scott C. Montgomery  
**Property Location:** 7724 Burthe Street **Zip:** 70118  
**Bounding Streets:** Burthe St., Adams St., Maple St., & Burdette St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 97  
**Proposed Use:** Single-Family Residence **Lot Number:** A-X  
**Project Planner:** Cameron Bonnett (cdbonnett@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.A.3 of the Comprehensive Zoning Ordinance.

**Request:** To permit the construction of an accessory structure with excessive rear yard coverage.

**Requested Waiver:**

**Section 21.6.A.3 – Accessory Structure and Uses (Rear Yard Coverage)**

Permitted: 40%                      Provided: 67%                      Waiver: 27%



**ITEM 20 – Docket Number: 181-15**

**Applicant or Agent:** Mickey P. Landry  
**Property Location:** 1328 Nashville Avenue **Zip:** 70115  
**Bounding Streets:** Nashville Ave., Pitt St., Eleonore St., & Prytania St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 48  
**Proposed Use:** Single-Family Residence **Lot Number:** 1-A, 3-A  
**Project Planner:** Tyler Antrup (tjantrup@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.A.3 of the Comprehensive Zoning Ordinance.

**Request:** To permit the construction of an accessory structure with excessive rear yard coverage.

**Requested Waiver:**

**Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)**

Permitted: 40%      Provided: 67%      Waiver: 27%



**ITEM 21 – Docket Number: 182-15**

**Applicant or Agent:** Brian Weiss  
**Property Location:** 4209-4211 St. Ann Street **Zip:** 70119  
**Bounding Streets:** St. Ann St., N. Hennessey St., Dumaine St., & N. Solomon St.  
**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 567  
**Proposed Use:** Single-Family Residence **Lot Number:** 7  
**Project Planner:** Laura Banos (lbbanos@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article, 21, Section 21.6.N.1.a of the Comprehensive Zoning Ordinance

**Request:** To permit the construction of a fence with excessive height. **(AFTER THE FACT)**

**Requested Waiver:**

**Article 21, Section 21.6.N.1.a- Fence Height**

Permitted: 7'      Provided: 8'      Waiver: 1'



**F. Director of Safety and Permits Decision Appeals – New Business**

**ITEM 22 – Docket Number: 183-15**

**Applicant or Agent:** Riverlake New Orleans Properties, LLC, Justin B. Schmidt  
**Property Location:** 824-838 Adams St., 7700-7706 Burthe St. **Zip:** 70118  
**Bounding Streets:** Burthe St., Adams St, Maple St., and Burdette St.  
**Overlay District:** N/A  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** Planning  
**Existing Use:** Office **Square Number:** 97  
**Proposed Use:** Office **Lot Number:** 4

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the Director of the Department of Safety and Permits regarding the loss of non-conforming status of a commercial use.

**G. Presentation – Mandatory HUD Fair Housing Training**

**H. Adjournment**